

House  
39 St. George Street  
St. Augustine  
St. Johns County  
Florida

HABS No. FLA-134

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55-SAUG

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA  
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey  
National Park Service  
Eastern Office, Design and Construction  
143 South Third Street  
Philadelphia, Pennsylvania

## HOUSE

(also known as the "Minorcan Chapel")

Address:

39 St. George Street, St. Augustine, St. Johns County, Florida. (The street number has been used as a title on the sheets of measured drawings (1961) for this building since the name[s] of the first owner[s] are not known. Antonio de Averó inherited the property from her grandparents in 1764; however, it has not even been indicated that the family name of these grandparents was De Averó. It is a moot point, also, as to how much of the present structure can with assurance be dated back to the period of De Averó ownership. Locally the structure has also been called the "Salazar House" or "Governor's Mansion"; there seems to be no historic basis for these names.)

Present Owner:

Colonial St. Augustine, Inc. (private corporation).

Statement of  
Significance:

This structure at 34 St. George Street in its original early 18th century form has been identified with the De Averó family--a family prominent in St. Augustine during the First Spanish Period. It is also known locally as the "Minorcan Chapel" since it is thought that the Minorcan Colony used it for worship during the British Occupation of St. Augustine (1764-83).

PART I. HISTORICAL INFORMATION

## A. Physical History

1. General: In a recent research paper (Charles W. Arnade, "The Averó Story: An Early St. Augustine Family With Many Daughters and Many Houses," Florida Historical Quarterly, Vol. XXX, No. 1, July 1961) it has been shown that this house was Antonio de Averó's "large house" which she inherited from her grandparents and stated was existing in 1712. The building appears on the Juan Elixio de la Puente Map of 1764 as Block E, number 81. There is a local tradition that the building served as a chapel for the Minorcan colony during the English period in the late 18th century and this is somewhat confirmed by a 1784 description (Escrituras, July 1784-February 1787) of the property immediately to the south (De Mesa-Sánchez House, 43 St. George Street; see HABS records made in 1961) as being bounded on the north by "the church of the Minorcans." On the 1788 map of Mariano de la Rocque the building appears as number 5, Block Z and "in charge of" Antonio Fernández, who was evidently acting for the De Averó heirs. This 1788 structure is much larger than the present building.

The building has evidently undergone many changes and after it was acquired by Colonial St. Augustine, Inc. (a private

corporation) in 1939 it was completely "restored" in an unconvincing Continental Spanish style; the main walls, however, and possibly the arches in the rear are those of the building as it existed in 1939. The full extent of the original house can only be known by below-ground archeological excavation.

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This building was recorded at the special request of the St. Augustine Historical Restoration and Preservation Commission.

2. Original and subsequent owners:

1712 Grandparents of Antonio de Averó  
1764 Antonio de Averó  
(Charles Arnade, op. cit.)  
1784 Minorcan Chapel (?)  
(Escrituras July 1784-February 1787)  
1788 In charge of Antonio Fernandez  
(Mariano de la Rocque Map. Copy in library of St. Augustine Historical Society)  
Between 1788-1815  
Manuel Castillo  
1815 Josefa Montes de Oca  
1816 Isabel Rodriguez  
Between 1816-37  
Bibiano Romero (daughter of Isabel Rodriguez)  
1837 Joan Carreras  
(St. Johns County Records Deed Book "M", p. 454)  
1867 Stephen Carreras  
(St. Johns County Records Deed Book "R", p. 857)  
1867 to 1940  
Various owners  
1939 Colonial St. Augustine, Inc.

Note: The above chain of ownership is largely based on a report made in 1938 for the St. Augustine Historical Society by Mrs. Albert Johnson (MS in Society's library)

3. Date of erection: Originally before 1712 (cf. General note above)
4. Architect and builder: Unknown.
5. Original plans, etc.: None known; unlikely of recovery.
6. Notes on alterations and additions: House was originally much larger, but exact extent unknown (cf. de la Rocque Map). Completely "restored" by present owner.
7. Important old views: Old photo of N. St. George Street (date unknown) showing St. George Street front before

"restoration." View in library of the St. Augustine Historical Society.

8. Sources of information:  
Charles W. Arnade, "The Avero Story: An Early St. Augustine Family With Many Daughters and Many Houses," Florida Historical Quarterly, Vol. XXXX, No. 1, July, 1961.

Report on Antonio Averro's House for St. Augustine Historical Society by Mrs. Albert Johnson (MS in St. Augustine Historical Society Library).

Analysis of Averro Complex by Dr. John R. Dunkle, "Report for St. Augustine Historical Restoration and Preservation Commission."

Juan Elixio de la Puente Map (photostat copy) in library of the St. Augustine Historical Society).

Mariano de la Rocque Map (photostat copy) in library of the St. Augustine Historical Society).

- B. Supplemental Material: The following historical account on pp. 1-15 of the October, 1963 (No. 49) issue of the St. Augustine Historical Society El Escribano has been transcribed in toto:

The Site of the Minorcan Chapel

39 St. George Street

West 100 feet of Lot 5, Block 7

St. Augustine, Florida

Present Owner: Colonial St. Augustine, Inc.

Chronological Summary:

- 1764 Juan José Eligio de la Puente map shows house owned by Antonia de Averro.  
1765 Moncrief Map - shows house owned by "Mr. Kipp". No documents have been found to support this claim.  
1777- Sometime during this period it became "a private oratory for  
1784 the Catholic Minorcans".  
1784 Antonio Fernández claimed it for Antonio de Averro's children.  
1788 Mariano de la Rocque map shows house in the custody of Antonio Fernández.  
1788 Antonia de Averro's daughter gave permission to Eugenia de Hita y Salazar to occupy the house.  
1790 Governor Quesada's appraisal shows the house and lot as owned by the King and occupied by Eugenia de Hita y Salazar.  
1791 April 8. Houses and lots of the King sold at public auction. This house purchased by Romauldo Micklaszuveich.  
1791 Tadeo de Arribas is empowered to claim the house.  
1793 Eugenia de Hita y Salazar vacates the house because she had

- purchased another from Pedro de Cala to live in.
- 1794 Don Gines de Oliba desires to purchase but not satisfied with sale price; asks for new appraisal and auction.
- 1795 Victoriana Guillen asks for review of claim.
- 1798 April 18. Eugenia de Hita y Salazar dies.
- 1802 Manuel de Castilla, grandson-in law of Antonia de Averó is empowered to claim.
- 1802 June 2. House is released to Castilla for heirs of Antonia de Averó.
- 1804 Manuel de Castilla sells to Blas Crespo "the lot and walls"
- 1804-
- 1815 Castilla and the heirs of Antonia de Averó re-acquire this site.
- 1815 Castilla sells a "coquina house" to Josefa Montes de Oca with 37 varas in addition to the 15 varas he had acquired from the Government. Claims the extra 37 varas had been bought from Francisco Ruiz del Canto sometime between 1802 and 1815.
- 1816 Josefa Montes de Oca sells to Isabel Rodriguez de Romero.
- 1837 Romero heirs sell to Juan Carreras.
- 1869 Carrera heirs sell to Mary Carreras and William J. Reyes, her husband.
- 1897 William J. Reyes sells to John Andreu.
- 1902 John Andreu and wife sell to Edward M. Goodrich
- 1910 Edward M. Goodrich sells to David Gerstel.
- 1938 David Gerstel's mortgage to Charles Cohen is foreclosed.
- 1946 Charles Cohen, Gertrude and Max Baer sell to Walter B. Frazer.
- 1952 Walter B. Frazer and wife sell to Colonial St. Augustine, Inc.

The following is the bilingual text of anonymous authorship which appears on the north facade of the present building:

Palacio del Governador y Capitan General  
de Florida y sus Provincias, Don Pablo  
de Hita y Salazar

-- --

Palace of Governor and Captain General of  
Florida and its Provinces, Don Pablo de Hita  
y Salazar.

Constructed in 1680.

The claim made in the placque for this building and the Salazar Coat of Arms over the doorway are not supported by historical evidence.

Identification of Persons named in this study:

Antonia de Averó (1717-1792) the owner listed in the Puente map of 1764.

Josef. Guillen - Antonia's first husband, died 1743.

Joaquin Blanco - Antonia's second husband.

Antonio Fernández - Antonia's son-in-law; husband of

Victoriana Guillen - Antonia's daughter by her first husband.

Eugenia de Hita y Salazar - Antonia's niece; the daughter of Gerónimo de Hita y Salazar and Juana de Averó, Antonia's sister.

Tadeo de Arribas - son of Raymundo Alonso de Arribas and Ursula de Averó, Antonia's sister

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Manuel Castilla - husband of  
Rafaela Fernandez-Antonia's grand daughter; daughter of Victoriana  
Guillen and Antonio Fernández.  
Juan de Peñaloza - Antonia's great-grandfather.

- - -

Juan de Cotilla - Spanish Engineer who appraised properties in 1763.  
Jesse Fish - A British subject who resided in St. Augustine prior to  
1763; entrusted by Juan Eligio de la Puente to dispose of  
certain properties.  
Juan Jose Eligio de la Puente - Sales agent for Spanish evacuees; map,  
January 22, 1764.  
Patric Tonym - British Governor of East Florida 1774-1784.  
Vicente Manuel de Zéspedes - Spanish Governor of East Florida  
1784-1790.  
Juan Nepomuceno de Quesada - Spanish Governor of East Florida 1790-  
1796.  
Bartolomé Benítez y Galvez - Minister of the Royal Hacienda; appointed  
to serve as Fiscal in this claim.  
El Conde Bernardo de Galvez - Chief Officer and Captain General of  
both East and West Florida.  
Mariano de la Rocque - Spanish Engineer; Map, April 16, 1788.  
James Moncrief - British Engineer; map, ca. 1765.

- - -

The Treaty of Paris of February 10, 1763, gave Florida to Great Britain, and provided that Spanish citizens evacuating St. Augustine could sell their property to British subjects within 18 months from the treaty ratification. Captain Juan de Cotilla of Engineers was commissioned to appraise properties and supervise the sales to the English. Cotilla was recalled to Havana and the Crown then appointed Commissioner Don Juan Jose Eligio de la Puente, who took over Cotilla's duties.<sup>1</sup> To discharge his responsibility properly, Puente made a map of St. Augustine, dated January 22, 1764,<sup>2</sup> on which he listed the owner, lot measurements and building material of each house. The site at 39 St. George Street appears on the Puente map as follows:

Block E - No. 81. Stone house of Antonia de Averó;  
North-South 15 varas; East-West 71 varas.

Puente was unable to dispose of all the properties, and in turn sold certain parcels in trust to Mr. Jesse Fish, who in turn agreed to remit to Puente or other designated person the proceeds of any sales which he might make.

Cotilla's appraisal of what appears to pertain to the above house, which he listed in the name of Don Joaquin) Pesos Reales  
Blanco, is as follows:<sup>3</sup>)

For 3855 varas planas of Lot, having 55 on the front of the said street, [Calle del Gobernador] and a depth of 71,  
at 1 real per vara . . . . . 481  
For 812 cubic varas of hewn stone on the whole  
structure at 4 pesos per vara . . . . 3284

	<u>Pesos</u>	<u>Reales</u>
For all the lower floors of all the house and the flat roofs.....	185	
For an oven and hearth of hewn stone.....	18	

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Carpentry

For the beams and tablas de cañon principal [?] of the house .....	100	
For the same [Ydem] of the two adjoining rooms.	81	7
For 5 doors and 3 windows in the parlor and bedroom.....	96	
For 3 doors and 2 windows in said rooms [parlor and bedroom]. . . . .	40	
For the lumber of the pantry roof, its door and window. . . . .	.47	
For a cupboard with its door in the dining room . . . . .	18	
For the lumber of the dining rooms or corridors of the parlor and bedrooms and a pantry with a shingled roof. . . . .	.86	
For the lumber of the kitchen and its shingled roof. . . . .	.76	
For 2 doors and 2 windows of the above [kitchen].	.8	
For the flat roof of the inner upper living quarter. . . . .	45	
For 2 upper doors and 2 upper windows. . . . .	20	
For a stairway, with its roof, rail and hand- rail. . . . .	.30	
For an upper balcony. . . . .	30	
For the entresuelo [stair landing] . . . . .	45	
For a lower door and window . . . . .	28	
For the roof of the dining room of this dwelling [upper living quarter?]. . . . .	30	
For a washhouse and chicken coop. . . . .	10	
For the board fences and fence posts of the lot. . . . .	90	
For the fruit trees . . . . .	15	
Total.....	4827	7

Florida, December 3 [31?] 1763

Juan de Cotilla

Neither the accounts of Jesse Fish<sup>4</sup> or de la Puente<sup>5</sup> give indication that this particular site was ever conveyed by Antonia de Averro to either Puente, Fish or any other British subject before she departed for Havana. It is therefore assumed that the house became British crown property in 1764.

By 1777, Dr Andrew Turnbull's New Smyrna colony had failed, and its settlers of Mediterranean origin, accompanied by Father Pedro Camps, migrated to St. Augustine where they were given lands in the northern part of town by the British Governor, Patrick Tonyn. They found the only place of public worship to be the Anglican church, St. Peter's, on south St. George Street. In the Treaty of 1763, Great Britain had guaranteed the liberty of the Catholic religion

to the inhabitants of Florida. Governor Tonyn now honored his country's obligation by turning over the house then on the St. George street site to Father Camps for "a private oratory for the use of the Catholic Minorcans, knowing that there was no other domain to this house but his [British Government] . . ."<sup>6</sup>

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The Treaty of Versailles in 1783 returned Florida to Spain, and gave British subjects 18 months to dispose of their properties. Many Floridians, former residents of St. Augustine, or their heirs, returned "with the idea that each of them had a right to take possession of their respective property by virtue of power of attorney and transfers, and others without any other formality than that of saying 'this formerly belonged to me, or to my grandfather, or to my uncle, &c . . .'" Zéspedes related the deplorable condition of the houses in the city, almost half of which were uninhabitable, and asked that power be given him to grant lands with preference to the old inhabitants, and afterwards to the Minorcans or any other Spaniard who might come to settle, and lastly, to foreigners." No progress was made during Zéspedes' administration.

Among those who returned was Lt. Col. Antonio Fernández, who arrived in St. Augustine in 1784 in command of a Dragoon Company, and armed with a power of attorney from the Averó children. He immediately took custody of two of the three Averó houses.<sup>8</sup>

The site under study appears on the map of St. Augustine made by Engineer Mariano de la Rocque.<sup>9</sup>

The map purports to show every house in existence on April 16, 1788, and the ground floor plan of each house. An accompanying notebook recorded the name of the owner or occupant, the building material, and its condition. Rocque described the property as follows:

Block 2, No. 5

Masonry and squared stone-work house with one two-story section, with a portion of the neighboring lot annexed, with the fence which corresponds to the house also of masonry; its flat roofs, frames and floors in bad condition; in the custody of Antonio Fernández.

A little later in 1788, Victoriana Guillen de Fernández gave permission to Eugenia de Hita y Salazar to use "a masonry house almost in ruins so that she could live in and take care of it while the Government determined about this property." The house was located "in front of the house in which Tadeo de Arribas now lives."<sup>10</sup> Col. Fernández himself had to be absent from St. Augustine and he transferred his power of attorney to Accountant Gonzalo de Zamorano on May 11, 1788. Zamorano's power was revoked three years later (1791) when Tadeo de Arribas was empowered by Fernández to act in the matter of the Averó claims.

Governor Quesada's inspection of St. Augustine in 1790 revealed that many houses that had reverted to the crown would be completely lost unless immediate steps were taken. To remedy the situation, he authorized an inventory of all houses and lots<sup>11</sup> and advertised them for sale at a public auction, with the understanding that the buyers would repair them within a year's time. The appraisers described the house then on the St. George Street site as follows:



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Block 7 - No. 45

Reales

Masonry house and lot of the King occupied by Doña Eugenia de Hita y Salazar, bounded on the west with Calle Real; on the east with lot of the King; on the north with Don Francisco Cantos and on the south with house and lot of Juan Sánchez. Measures on front north-south 15 varas, depth east-west 100 1/2 varas; at the rate of 1/2 real per sq. vara amounts to..... 753 - 3/4

Stone wall 30 varas long by 4 varas high on both fronts at 2 1/2 reales per sq. vara, amounts to. . . . 300

Two wall partitions 11 varas long by 4 varas high at 2 reales per sq. vara amounts to. . . . . 88

Two arches with 3 square-stone pillars appraised at... 144

One stone pantry valued at. . . . . 48

One patio wall 14 varas long by 3 1/2 varas high at 1 1/2 real per sq vara, amounts to . . . . . 73 - 1/2

Two more walls of a room in the patio 17 varas long by 3 varas high at 2 reales per sq. vara. . . . . 102

Another wall partition 5-3/4 varas long by 3 varas high at 2 reales per sq. vara, amounts to . . . . . 30 - 3/4

Two walls on the one floor [second story?] 12 varas long by 4 varas high at 2 reales per sq. vara amounts to. . . . . 96

Two testeros [walls?] 11 varas long by 4 varas high at 2 reales per sq. vara, amounts to . . . . . 88

One stone stairway with 3 pillars valued at. . . . . 80

One continuous wall 32 1/2 varas long by 4 varas high, at 2 1/2 reales per sq. vara amounts to. . . . . 325

For the carpentry with respect to doors, windows, floor and roof, valued at. . . . . 200

2328 - 1/4(sic)

The public auction was held on April 8, 1791, and Romualdo Micklaszuveich, a new Florida settler, bought the house occupied by Eugenia de Hita y Salazar. Upon his request, she vacated the premises, but shortly thereafter Micklaszuveich begged her to return to the house while he brought his family and possessions from Georgia. She moved back, but she kept looking for a house of her own. By August 26, 1793, Micklaszuveich had not yet returned, and Eugenia had bought a house for herself to live in.<sup>12</sup> Accordingly, she asked the Government to name a custodian for the St. George Street house.<sup>13</sup>

The Governor decided to have the house put up for auction again.

On November 10, 1794, Don Gines de Oliba, an officer in the Third Battalion of Cuba, asked for "the house on Royal Street, No. 45, which is in ruins and the walls deteriorated, bounded on the east with the lot of the King, North by Francisco Ruiz del Canto, South with the house and lot of Juan Sánchez." The request was accepted provided Oliba would pay the 810 pesos agreed upon by Micklaszuveich, who had never actually paid any money for the house nor put up the customary bond for security. Oliba felt the price to be too high, considering that the roof was gone, the walls falling down, some of them already on the ground. He was willing to pay 385 pesos or accept the terms of a new appraisal. On December 12, 1794, the Accountant recommended a reappraisal of the house, and two master carpenters valued the lot at 262 pesos 4 reales; the masonry at 410 pesos, and the useless woodwork at 10 pesos, for a total of 682 pesos 4 reales. Notice of a new auction was posted.<sup>14</sup>

In February, 1795, Victoriana Guillen de Fernández petitioned for suspension of the sale until all evidence of ownership by Antonio de Averó had been presented. She offered as proof of ownership her mother's will, made in Havana. The testatrix mentioned her two deceased husbands, Don José Guillen and Don Joaquin Blanco, her children by each of them, and stated among other things that Blanco brought no possessions to their marriage, all of the possessions remaining after his death having been acquired during said marriage, except those which she herself had brought to their marriage.<sup>15</sup> Victoriana also presented the will of her father, Joseph Guillen, dated December 17, 1743. The deceased Guillen had claimed as his estate "the houses in which I live with their sites, and four slaves . . ." but did not give the location of these houses. ["Houses" here probably means the group of buildings comprising a dwelling, such as a house, kitchen, outbuildings, etc.] However, three witnesses had agreed unanimously that the house had been occupied by Guillen during his marriage to Antonia de Averó, and that both Guillen and Blanco had built additions to it.<sup>17</sup>

Other proofs of ownership had been submitted previously, at the time when Tadeo de Arribas had been empowered to claim, and in her defense of her claim Antonia had stated "that three houses that remained in this Presidio belonging to my children, the Guillenes and the Blancos, if there appears any document with the name of Joaquin Blanco [como de Don Joaquin Blanco] they do not lie nor are questioned, because he was my second legitimate husband. What is missing in them is that there should have appeared a clause in them saying 'Don Joaquin Blanco, representing his wife Antonia de Averó' [lo que falta en ellos es haberse expresado 'de Don Joaquin Blanco por representación de su consorte Doña Antonia de Averó.]" Antonia had also said that the houses were "established and enlarged" by her two husbands and that "in regard to the titles of domain and ownership [títulos de Dominio y Propiedad] with respect to one of the houses, which is the big one, and which was appraised by Engineer Don Juan de Cotilla, it is necessary to go back to the year 12 [1712] of this century in order to know that the lot and old houses which stood on it came to me by inheritance from my grandparents and parents."<sup>18</sup>

The statements above yield an implication: Antonia de Averó inherited the lot from her ancestors, and Guillen, her first husband, rebuilt the house before his death, and Blanco, her second husband, added a room or rooms to it before evacuating to Havana in 1763.

In March, 1802, Captain Manuel de Castilla presented a claim for the house "located next to the house of Don Juan Sánchez." The Accountant opined that sufficient proofs had been offered, and pursuant to the Cédula of June 17, 1801<sup>19</sup> the house should be delivered to the heirs of Doña Antonia de Averó and their representative Don Manuel de Castilla. Three months later, Judge Advocate Ortega filed the opinion that the house [Quesada No. 45] should never have been in the public auction of 1791; that bidder Micklaszuveich had lost his right to it for failing to fulfill the requisites of the auction; and that by Royal Resolution of March 8, 1791<sup>20</sup> the house should be given to Castilla, who would bear the cost of the proceedings.

On June 1, 1802, Notary José de Zubizarreta accompanied Castilla to the house for the purpose of giving legal possession of the property that Castilla had solicited "for himself and the other heirs of Doña Antonia de Averó." With the customary formalities, Zubizarreta let Castilla in, "and gave him possession of it, which he took, walked around, opening doors, shouting and giving orders." For setting boundaries, Castilla "brought along with him Don José Lorente, the overseer of royal works, whose measurements resulted in front, north to south, 15 varas, and in depth, east to west, 91 varas."<sup>21</sup> At last Antonia de Averó's house was back in the hands of her family.

On January 28, 1804, Manuel de Castilla and Doña Rafaela Fernández, his wife, the first with power of attorney of the heirs and children of Doña Victoriana Guillen, the second as daughter and heiress of Doña Victoriana [Antonia's daughter,] sold to First Sergeant Blas Crespo the lot and walls of a house on St. George Street, which bounded it on the west; east with the Plaza of the Castillo and another lot of Domingo Cercopóly; North with the lot of the heirs of Don Francisco Ruiz del Canto, and south with the heirs of Don Juan Sánchez; said lot with the walls that were given to him and to the heirs of Doña Antonia de Averó by Auto of the Governor on June 2, 1802.<sup>22</sup> The foregoing deed would seem to indicate that the old Averó house over which there had been so much controversy had deteriorated to a completely uninhabitable state.

Under circumstances presently unknown, Castilla and the other heirs re-acquired this lot sometime between 1804 and 1815. The answer may have been in the escrituras for 1809-1810, which are missing from the East Florida Spanish Papers. At any rate, on August 21, 1815, for himself and the other heirs of Antonia de Averó, sold the property on St. George Street to Josefa Montes de Oca. This property was then bounded on the west by said street; on the south by heirs of Juan Sánchez; on the east by lands adjoining the Castle of St. Mark; and on the north by Juan Triay. This deed states that the frontage was only 15 varas at the time of the settlement of the Averó claim in 1802, but that the excess over 15 varas had been purchased from Francisco Ruiz del Canto 13 years previously. The measurements in 1815 were 52 varas in front, north-south, and 91 varas in depth, east to west. Likewise, there was a coquina house on the lot.<sup>23</sup>

It is not clear whether this house was the repaired or rebuilt "walls" of the old house sold to Crespo in 1804 or a completely new structure. 32-

Josefa Montes de Oca kept the property for a year, and then sold to Isabel Rodriguez de Romero on August 16, 1816.<sup>24</sup> Isabel's husband, Manuel Romero, had passed away the previous January, leaving her with four minor children: Miguel 13, Bibiana 8, Ignacia 6 and Jose Valentin, 4. The following September 16, Isabel executed a mortgage bond to pay her children their share of her husband's estate, pledging her house as security. She described it as the house she had recently purchased from Josefa Montes de Oca, and it was appraised as follows:<sup>25</sup>

For 8 squares of pisos [wood sheathing] of the Pesos Reales  
flat roof of the parlor and entrance. . . . . 160

14 squares of pisos of the flat roof of the  
gallery. . . . . 280

3 1/2 squares of roof of the dining room. . . . . 64

5 windows with their glasses, doors and frames  
with their iron work. . . . . 157 4

11 doors with their frames and iron work. . . . . 174 4

2 windows with doors and iron work. . . . . 22

2 cupboards in the chimney. . . . . 77

The moulding of the chimney. . . . . 10

1 cupboard with its door and iron work. . . . . 15

960 8

August 31, 1816

Martin Hernandez

Appraisal of the same house with respect to masonry:

75 varas of masonry wall of the front. . . . . 187 4

30 varas of the part on the north. . . . . 75

75 varas of the part on the east. . . . . 187 4

30 varas of the part on the south. . . . . 75

45 varas of the dining room and entry on

the south. . . . . 84

28 varas of the dining room with the pillar. . . . . 70

84 varas of ceilings of the parlor. . . . . 42

58 varas of the chimney of the parlor. . . . . 45

84 varas of tabby of the floors of the parlor. . . . . 42

82 varas of tabby of the flat roof of the

parlor. . . . . 31

130 varas of the wall of the gallery with

the kitchen. . . . . 325

120 varas of the wall of the gallery of the

south part. . . . . 305

299 varas of walls of the 5 partitions with the

protecting wall [testero] of the kitchen. . . . . 603

12 varas of masonry of the chimney of the

room [bedroom?]. . . . . 30

	<u>Pesos</u>	<u>Reales</u>
20 varas of masonry of the chimney of the kitchen. . . . .	40	
For the oven and pot holes of the kitchen. . . .	35	
255 varas of tabby floors of the gallery, kitchen, dining room and entry. . . . .	106	2
120 varas of tabby of the flat roofs of the gallery and kitchen. . . . .	45	
80 varas of masonry of the two partitions of the patios. . . . .	140	
173 varas of the foundations of all of the house. . . . .	157	
4732 sq. varas of house and lot. . . . .	<u>887</u>	
	3513	
31 August 1816	Francisco José Gonzáles	

The Romero heirs owned this house until March 10, 1837, when Bibiana, with her attorney José Valentín, sold a dwelling house and lot on St. George Street to Juan Carreras for \$1,020. This property was bounded on the west by the street; on the south by house and lot lately of Melezit who purchased from Juan Sánchez' widow in 1835 but now of Seth K. Gifford; on the east by vacant lands; on the north by John Triay. The site measured 42 varas in front, north to south; and 91 varas in depth, east to west. The said house and lot were the same as those sold by Manuel de Castilla to Josefa Montes de Oca, who sold to Isabel Rodríguez.<sup>26</sup>

The heirs of John Carreras deeded the house to Mary Carreras as her share of her father's estate.<sup>27</sup>

From this transfer down to 1946, the title succeeds through several persons.

On April 24, 1946, Charles Cohen, Gertrude Baer and her husband Max D. Baer sold to Mr. Walter Frazer a property on the east side of St. George Street. The boundary began at a point 165 feet 1 inch north of the northeast corner of St. George and Cuna Streets, then ran north for 43 feet 3 inches, turned east for 100 feet, then south for another 43 feet 3 inches, and finally turned west for another 100 feet to end at the point of beginning.<sup>28</sup>

On November 17, 1952, Mr. Frazer and his wife transferred the property to "Colonial St. Augustine, Inc.", appending to the description in the deed the phrase "known as Governor Salazar's mansion."<sup>29</sup>

While Don Pablo de Hita y Salazar did build a house for himself in St. Augustine upon completion of his term of office as governor in 1680,<sup>30</sup> the location of such a house is still unknown.

Even if it were admitted that the ex-governor constructed a house on the lot at 39 St. George Street, the building there now can not be the Salazar house. During the early phase of the English siege of St. Augustine in 1702, the Spanish Governor Zúñiga ordered the destruction of all the houses existing "within a musket shot" of the Castillo de San Marcos, to prevent the enemy from using them as cover to fire upon the fort.<sup>31</sup> The area "within a musket shot" of the Castillo reaches in a semicircle some distance west of St. George

Street and north of Cuna Street, and the site of 39 St. George Street lies well within this razed area.<sup>32</sup> If there was a structure on the said lot in 1702, it went up in flames set by the Spaniards themselves, and the building presently on said lot is post-1702.

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In the final phase of the siege, the English likewise burned the rest of the city. Only a few buildings of very little value were saved, in the extreme south end of town.<sup>33</sup>

But even the hypothetical admission of the preceeding paragraph fails to stand up in the face of additional evidence. The list of claims from the St. Augustine residents for the loss of their houses distinguishes clearly between the houses burned by the Spaniards and those burned by the English. The list names the first 31 houses as those destroyed by the defenders within the semi-circle a musket shot from the Castillo. The name of Don Pablo de Hita y Salazar does not appear among the names of the owners of the 31 houses. But number 15 on the claims list is identified as "that of Peñaloza that was appraised at 200 pesos."

After the first 31 houses, the list of claims proceeds to name the owners of the rest of the houses destroyed during the siege, or those burned later by the English. On this portion of the list, a house belonging to the heirs of Don Pablo de Hita Salazar appears as No. 89. Thus the Salazar house was located outside the musket shot semi-circle.<sup>34</sup>

While this list does not specify locations, there is evidence in earlier documents pointing to locations of houses owned previous to the 1702 siege in relation to the Plaza and the Salazar claim.

Claim No. 87, that of Capt. Francisco Gonzáles, is described in a 1690 document as being south of the Plaza.<sup>35</sup>

Claim No. 85, houses of the heirs of Sergeant Major Salvador de Zigarroa faced Governor Salazar's house in 1682.

Both were near St. Francis Convent,<sup>36</sup> and on the way from the Guard House in the Plaza to the Convent<sup>37</sup> probably on today's Charlotte Street.

To sum up, the house at 39 St. George Street is not the Salazar House. The location of the latter is not exactly known, but it is probable that it was on south Charlotte Street. Other historical evidence indicates that the site here being considered was owned by Doña Antonia de Averó, her ancestors and her descendants from the year 1712 until 1804 when the "lot and walls" which had been returned to her heirs on June 2, 1802, were sold to Blas Crespo. Therefore, the placque mentioned above and the coat of arms of the Salazars on the front or west facade of the house have no validity, because historical evidence indicates no proof of ownership by the Salazar family.

Prior to detailed examination of the existing walls on the site, and archaeology in and around the house itself, it is difficult to state with surety the continuity of the various appraisals and descriptions with the present structure. Obviously the present building is only a section of a once larger building as it appears in these documents. All woodwork and roofs are clearly of the 19th century or later, as is true of almost all historic houses in the city.

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3. "Doña Antonia de Avero sobre reasumir sus Casas, y posesiones, con lo demas que de los Autos consta. Florida, Año de 1793". 86 folios. No. 19, Bundle No. 320, City Lots. St. Augustine; Field Note Division, Dept. of Agriculture, Tallahassee, State of Florida, Folios 5-5v. (Basic document for this research. Hereafter referred to as "Avero")
4. "Accounts of Jesse Fish". Serial No. 319, 1763-1770. East Florida Papers, Library of Congress.
5. "Sale of Properties to Jesse Fish". July, 1764. Papeles Procedentes de Cuba, Legajo 372. Archivo General de Indias, Seville.
6. "Avero", folios 11v-12.
7. Zéspedes to Galvez, May 8, 1785, in Alexander Hamilton, Report, May, 1824. 18th Congress, 1st Session, Document 158.
8. This study concerns the house at 39 St. George Street. For the history of one of the other two, Antonia's "little house", see El Escribano, January, 1963, pp. 8-15. See also Charles W. Arnade, "The Avero Story: An Early St. Augustine family with many daughters and many houses," Florida Historical Quarterly, Vol. 40, pp. 20-21.
9. Rocque, Mariano de la "Plano Particular de la Ciudad de Sn. Agustín de la Florida. MS map with detailed key, Field Note Division, Florida State Dept. of Agriculture, Tallahassee.
10. "Diligencias Promovidas por Doña Eugenia de Hita y Salazar, sobre dejar una casa del Rey que havita, y remató en publica subasta Don Romualdo Micklaszuveich, nuevo poblador el 8 de Abril de 1791, dejándosela encargada cuando se ausentó de esta plaza. Florida, Año 1793". 41 folios, No. 18, Bundle 320; City Lots, St. Augustine. Field Note Division, Dept. of Agriculture, Tallahassee. Hereafter referred to as "Diligencia."
11. "Inventarios, tasaciones y venta en publico remate de las casas y solares del Rey." Florida, 1790. 72 folios, Field Note Division, Dept. of Agriculture, Tallahassee.
12. Escrituras, 1793-1794. East Florida Papers, Library of Congress. pp. 103-104. July 8, 1793. Pedro de Cala to Eugenia de Hita y Salazar, a wooden house with lot and orange grove on the cross street west of the city which bounds it on the east; south by street which crosses by the old Treasury; west by street leading to Tolomato; North by house and lot of the King where the cavalry stables and quarters are.
13. "Diligencias"
14. Ibid.
15. "Avero" folios 49v - 50.
16. Ibid. Folio 62.
17. Ibid. Folios 35v - 37.
18. Ibid. Folio 24.

19. Royal Cédula, Aranjuez, June 17, 1801. Copy in "Avero" Folios 78v - 80v. Translation in Hamilton Report, pp. 49-50.
20. Royal Order, Madrid, March 18, 1791. Copy in "Avero". Folio 72. HABS  
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21. "Avero", Folios 85-85v.
22. Escrituras, 1803-1804. County Judge's office, St. Augustine. January 28, 1804, pp. 359-360.
23. Escrituras, 1815-1816. East Florida Papers, Library of Congress. August 21, 1815, p. 130.
24. Escrituras, 1815-1816. August 16, 1816. pp. 356v - 358v.
25. "Testamentary Proceedings. Inventories on the death of Don Manuel Romero, 25 January, 1816. East Florida Papers, Library of Congress.
26. Deed Book "M", p. 254, St. Johns County Records.
27. Deed Book "V", p. 156, St. Johns County Records.
28. Deed Book 158, p. 55, St. Johns County Records.
29. Deed Book 202, p. 421, St. Johns County Records.
30. Don Pablo de Hita y Salazar to the Crown, December 15, 1680. AGI 54-5-11/74. Stetson Collection, University of Florida.
31. Arnade, Charles W. The Siege of St. Augustine in 1702, 1959. pp. 41-43.
32. Ibid. p. 43.
33. Ibid. p. 58.
34. Tasaciones re Florida houses burned by the enemy. January 22, 1708, Enclosed with Governor Francisco de Córcoles y Martínez to the Crown, August 13, 1709. AGI 58-1-28/66. Stetson Collection, University of Florida.
35. Governor Diego de Quiroga y Losada to the Crown, June 12, 1690. AGI 54-5-12/117. Stetson Collection, University of Florida. Confirms title to Juan de Ayala for a lot south of the Plaza, bounded south by heirs of Francisco Gonzáles, north and west by the Plaza, and east by the sea.
36. Governor Juan Márquez Cabrera to the Crown, January 28, 1682. AGI 54-5-5-11/85, Stetson Collection, University of Florida. Informs on the return of former Governor Pablo de Hita y Salazar who had been away hearing sentence resulting from his residencia and of the trouble he had caused among a family in town due to accusations, etc. Enclosed Auto hints as to location of Governor Salazar's house.
37. Governor Diego de Quiroga y Losada to the Crown, August 16, 1689. AGI 54-5-12/17, Stetson Collection, University of Florida. Reports the case of a Negro slave of Don Pablo de Hita y Salazar who had killed an Apalache Indian. See also Inventory of the possessions of Don Pedro Horruytiner, 1680-1689, AGI 58-2-3/11, Stetson Collection, University of Florida.

Research and translations for this study by Mrs. Eugenia B. Arana; and Mrs. Doris C. Wiles, Secretary, St. Augustine Historical Society, St. Augustine, Florida



PART II. ARCHITECTURAL INFORMATION

## A. General Statement

1. Architectural interest: "Restoration" and reconstruction of 39 St. George Street has been almost complete. Since it was based on Continental Spanish precedent of the 16th and 17th centuries, except for the location of existing walls at the time of restoration, the present building probably bears little relation to the original structure.
2. Condition of fabric: In fair condition, although somewhat neglected.

## B. Description of Exterior

1. Number of stories, bays; over-all dimensions, layout--shape: Two stories, three-bay front; 37'-0" (front) x 42'-7 1/4", rectangular, with open loggia on southeast.
2. Foundations: Coquina blocks (Note: "coquina" is local shellstone quarried on nearby Anastasia Island and used for construction in St. Augustine since 1580 [letter to King from Governor Menendez Marquez, December 27, 1583.] )
3. Wall construction: Coquina blocks laid in roughly horizontal courses in lime mortar plastered inside and out. (Note: completely restored front is unplastered and only traces of exterior plaster remain on other elevations).
4. Porches: None except impracticable iron balconies in the Spanish style have been added to second floor windows on north and east elevations.
5. Chimneys: One coquina masonry with two flues.
6. Openings:
  - a. Doorways and doors: All are restorations. Openings are simple masonry, except center entrance on St. George Street which has carved over-door with escutcheon in plateresque style (restoration).
  - b. Windows and shutters: Six-over-six-light, double-hung wooden sash windows on second floor. Lower floor windows are without sash, and have inside solid wooden shutters and wrought iron grilles on street side. Two wooden lattice openings on east (rear) elevation of second floor.
7. Roof:
  - a. Shape and covering: Hipped roof covered with cement-asbestos simulated wooden shakes.

b. Eaves: Open, exposed projecting rafters.

C. Description of Interior

1. Floor plans: In general 39 St. George Street can be considered as a modified "St. Augustine plan". Albert Manucy refers to this type of plan on p. 55 of his book, The Houses of St. Augustine, 1565-1821 (St. Augustine, Florida: St. Augustine Historical Society, 1962.)  
"The more popular one [version of the St. Augustine Plan] has a loggia (open-sided room) as an integral part of the plan, centered on the side. The other version substitutes a sheltered porch for the loggia. In both cases, the main entrance was through either a loggia or porch, which opened into the yard."  
First floor: Large front room (width of house), smaller rear room and rear loggia.  
Second floor: Apartment consisting of stair hall, 5 rooms and bath.
2. Stairways: One straight run from open loggia below to semi-enclosed stair hall above, with wooden treads, risers, and simple rail.
3. Flooring: First floor: modern concrete slab (built to receive Spanish tile which was never installed), loggia has crude ceramic tile. Second floor: Wooden board flooring.
4. Wall and ceiling finish: Plaster on masonry and wooden lath, except on lower floor where wooden beams are exposed and ceilings are wooden plank (restored).
5. Doorways and doors: None original, all either restorations (first floor) or crude replacements (second floor).
6. Trim: No inside trim on first floor openings. Second floor: simple unmolded wooden trim.
7. Hardware: None original or of interest.
8. Lighting: Modern electric (second floor only).
9. Heating: Fireplaces and stove (second floor).

## D. Site

1. Orientation: Faces west on St. George Street; western facade directly on street; adjacent building on south, vacant lot on north.
2. Enclosures: Coquina masonry wall encloses open area on east. Small passage leads from street to rear of house.
3. Landscaping: No formal landscaping; neglected enclosed grassed yard at rear (east).

Prepared by Henry C. Edwards, Architect  
National Park Service  
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